

50-16 Form Districts *(to be inserted into Module 1, Chapter 2: Zoning Districts)*

The following sections will be inserted into Module 1, Chapter 2: Zoning Districts. Each Form District will be located on a single page with selected descriptive images and a table of the allowable Building Types within each District.

50-16.1 Form-Based Districts

New districts were created for those areas within the City to be regulated by form-based coding. A brief description of each district follows. See 50-22 Building Type Standards for more information on Building Types.

50-16.2. F-1: Low-Rise Neighborhood Shopping (Main Street Building I)

The F-1 District consists of only one building type, Main Street Building I. This district is meant to be mapped within the East Superior study area along the commercial nodes that take the form of traditional mixed-use development. Main Street Building I has a build-to zone of between 0' and 15', which allows the building to either be built adjacent to the sidewalk or set back further on the lot to match its surrounding residential context. This Building Type also requires a high amount of transparency on the ground floor.

50-16.3. F-2: Low-Rise Neighborhood Mix (Main Street Building I, Corridor Building I, Cottage Commercial Building I, Iconic Building)

The F-2 District permits Main Street Building I, Corridor Building I, Cottage Commercial Building I, and the Iconic Building. This district was designed for both the East Superior and London Road study areas, and is meant to serve as a mixed-use, neighborhood-scale commercial district. Corridor Building I is better suited for office or residential (apartment) uses. Due to its residential character, Cottage Commercial I is well suited to commercial uses that may occur adjacent to a residential area.

50-16.4. F-3: Mid-Rise Community Shopping (Main Street Building II)

Several pockets within the West Duluth and Canal Park study areas contain older mixed-use buildings, with retail or office uses on the ground floor and office or residential uses on the upper floors. F-3: Main Street Building II was created to preserve this style of development and provide standards for future infill development to emulate the style as well. Main Street Building II has a small build-to zone, requiring the building to be constructed fairly close to the front property line.

50-16.5. F-4: Mid-Rise Community Mix (Main Street Building II, Corridor Building II, Cottage Commercial Building II, Iconic Building)

Portions of the West Duluth study area either contain auto-oriented development or a mixture of different Building Types. The F-4 District was created for those areas within West Duluth that are not strictly comprised of mixed-use buildings. These areas are often transitional in nature, as the study area switches from commercial to residential. The integration of Corridor Building II and Cottage Commercial II will assist in stepping down the intensity as the district approaches residential neighborhoods.

50-16.6. F-5: Mid-Rise Community Shopping and Office (Main Street Building II, Corridor Building II, Iconic Building)

The F-5 District is applied to both the West Superior area and the transitional areas surrounding Downtown, including Canal Park and 2nd Street from 6th Ave West to 3rd Ave East. These areas consist of a combination of traditional mixed-use buildings and office buildings, which conform to the style of Main Street Building II and Corridor Building II.

50-16.7. F-6: Mid-Rise Neighborhood Shopping (Main Street Building II, Cottage Commercial Building I)

This district was created to respond to the commercial nodes present in the Central Hillside neighborhood. These nodes are separated by residential developments, which were not included in the study area. Main Street Building II and Cottage Commercial Building I provide flexibility in the style of commercial building, with the Cottage Commercial Building Type especially applicable when it's located adjacent to residential development.

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50-16.8. F-7: Downtown Shopping (Main Street Building III)

To preserve the historic mixed-use core of Downtown Duluth, F-7 was created to be applied in specific areas along West Superior Street. This district permits only Main Street Building III, which seeks to codify the existing urban structure of the heart of Downtown. The Building Type requires a storefront on the ground floor and that the building be located adjacent to the sidewalk. The F-7 and F-8 districts also permit the highest intensity development, with a maximum height along West Superior Street of 15 stories.

50-16.9. F-8: Downtown Mix (Main Street Building III, Corridor Building III, Iconic Building)

F-8 applies to other Downtown areas not included in the F-7 district. The district provides slightly more flexibility in building form than does F-7, as it permits both Main Street Building III and Corridor Building III for office and residential uses.

50-16.10. F-9: Canal Park Lakefront (Lakefront Corridor Building)

F-8 applies specifically to the east side of Canal Park Drive, addressing the parcels currently occupied by hotels. This district is unique in that the parcels are deep and front both Lake Superior and Canal Park Drive. The Lakefront Corridor Building was developed specifically for these locations, requiring frontage on both sides with enough depth to nestle parking in between the buildings. Views through these parcels to the lake is also addressed with view corridors.